



Board of Adjustment



**Agenda Numbers:** 7, 8, & 9  
**Case Numbers:** BA-20100004/ZA-80122  
BA-20100005/ZA-80123  
BA-20100006/ZA-80124  
**Hearing Date:** April 7, 2010

**Appellant:** Max & Daisy Ortega  
1612 Shadyside Dr. SW  
Albuquerque, NM 87105

**Agent:** Richard Mora  
1612 Shadyside Dr. SW  
Albuquerque, NM 87105

**Applicant:** Max & Daisy Ortega  
1612 Shadyside Dr. SW  
Albuquerque, NM 87105

**Agent:** Richard Mora  
1612 Shadyside Dr. SW  
Albuquerque, NM 87105

**Site Location:** 1612 Shadyside Dr. SW

**Zone Designation:** R-1 Single-Family Residential

**Recommendations:** Deferral

VICINITY MAP

**Summary:**

These appeals concern the Zoning Administrator's denial of conditional use approval to allow a mobile home for a medical hardship in addition to a single-family dwelling for three (3) years, as well as two (2) requests to vary both the required rear yard setback distance and the required separation distance between the subject mobile home and an accessory building.

The agent indicates within their written materials provided for the appeals that once legal guardianship is granted, the mobile home will be properly relocated on the subject site. Completion of this will waive the need for the variances, and will render the conditional use request consistent with the standards for approval.

Staff is recommending that these matters be deferred for a specific period of time to allow the proposed changes to take place in order to meet the development standards for this type of use.

**Staff Contact:** Brennon Williams, Zoning Administrator

**Attachments:**

1. Appellant's written material submitted for appeals
2. ZA's Notice of Decision for prior approval & noted setback/separation issue (Sept. 17, 2002)

